K 2878

Book 2878 Page 499

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - ($1.00) - - - - - - - - - -

One and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Charles U. Coggin, and the further consideration of the cancellation of a vendor's lien note, dated June 21, 1952, in the principal sum of $2,100.00, payable to the grantee herein, and the release of same by the said grantee herein, the receipt of all of which is by us acknowledged;

We, H. W. Irwin and wife, Ethel Marie Irwin,

have bargained and sold, and by these presents do transfer and convey unto the said Charles U. Coggin,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being tracts or Lots Nos. 15 and 16 on a preliminary plat of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

FIRST TRACT or Lot No. 15 beginning on the northerly margin of Tacoma Trail, 150 feet east of the southeast corner of the property conveyed to Chas. U. Coggin, Trustee, by deed from Homer B. Collins, et al., of record in Book 1677, page 173, Register's Office for said County, being the corner of Lots Nos. 14 and 15; thence with the line between said two lots, northwardly 150 feet to the southwest corner of Lot No. 22; thence with the line between said Lots Nos. 15 and 22, eastwardly 150 feet to the northwest corner of Lot No. 16; thence with the line between said Lots Nos. 15 and 16, southwardly 150 feet to the northerly margin of Tacoma Trail; thence with the same westwardly 150 feet to the beginning.

SECOND TRACT or Lot No. 16 beginning on the northerly margin of Tacoma Trail, 300 feet east of the southeast corner of the property conveyed to Chas. U. Coggin, Trustee, by deed from Homer B. Collins et al., of record in Book 1677, page 173, Register's Office for said County, being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, northwardly 150 feet to the southwest corner of Lot No. 21; thence with the line between said Lots Nos. 16 and 21 eastwardly 150 feet to the northwest corner of Lot No. 17; thence with the line between said Lots Nos. 16 and 17, southwardly 150 feet to the northerly margin of Tacoma Trail; thence with the same, westwardly 150 feet to the beginning.

Said tracts or Lots Nos. 15 and 16 being part of the property conveyed to Chas. U. Coggin, Trustee, by deed from William J. Allen, Trustee, et al, of record in Book 1916, page 352, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles U. Coggin,

his heirs and assigns, forever.

And we do covenant with the said Charles U. Coggin,

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, H. W. Irwin and wife, Ethel Marie Irwin,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles U. Coggin,

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of December, 19 58.







H. W. Irwin

Ethel Marie Irwin

PG 499